



# SPIRiT

**SUSTAINABLE PROJECT RATING TOOL**

*"A self-assessing system designed to help the Army achieve facilities that meet the needs of current missions and accommodate future missions in a sustainable cost-effective, environmentally friendly manner."*

**"The Gateway to  
Sustainable Design  
and Development"**



**A Guide for Army  
Garrison Commanders  
Facility Planners and  
Project Delivery Teams**

*Presented by the Office of the  
Assistant Chief of Staff for  
Installation Management (OACSIM)  
and the U.S. Army Corps of  
Engineers (USACE)*



# BE SUSTAINABLE... NEVER LET TODAY USE UP TOMORROW



## BETTER FACILITY PERFORMANCE • SYNERGY

### Sustainable Design and Development (SDD)

#### What Is SDD?

SDD is an integrated approach to planning, designing, building, operating and maintaining Army facilities in a collaborative and holistic manner among all stakeholders.

#### SDD Benefits:

- Those who live and work in Army facilities
- The environment
- The taxpayer
- The future users of Army facilities and their missions

#### Why Have SDD?

The President and the Army have mandated SDD because it will:

- Improve morale and productivity
- Save on energy and maintenance costs
- Produce resource efficiency and minimize raw material consumption
- Maximize resource reuse
- Move towards the use of renewable energy
- Create a healthy work environment
- Create facilities with long-term value
- Where possible restore the natural environment

#### Who Will Do SDD?

- The Assistant Chief of Staff for Installation Management (ACSIM) has mandated SDD for all new Army facilities
- The USACE districts will implement SDD in their projects
- Installations will program and budget for SDD on DD Form 1391
- Architects, Engineers, and Contractors will implement SDD, using SPiRiT

### Why A Sustainable Project Rating Tool For SDD?

The SPiRiT rating tool gives an objective measure for success in developing and delivering sustainable projects. It also provides strategies for success.

## A CLEANER WORLD

### SPiRiT What Is SPiRiT?

SPiRiT is a rating tool that offers a checklist, strategies and scores to provide sustainable facilities to the Army. SPiRiT allows environmentally responsible practices to be integrated into the process of facility delivery from the very beginning. By using a “whole building” perspective, the SPiRiT rating tool helps in preserving the environment and improving facility life-cycle management. SPiRiT is based on accepted energy and environmental principles.

### SPiRiT Rating Categories

The environmentally friendly and cost-effective way to manage the Army facility life-cycle:

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## GREEN RESULTS

|   | Possible Points |
|---|-----------------|
| <b>Sustainable Sites:</b>   | <b>20 pts</b>   |
| Erosion, Sedimentation, and Water Quality Control, Site Selection, Installation/Base Redevelopment, Brownfield Redevelopment, Alternative Transportation, Reduced Site Disturbance, Storm Water Management, Landscape and Exterior Design to Reduce Heat Islands, Light Pollution Reduction, Optimize Site Features, Facility Impact, Site Ecology                        |                 |
| <b>Water Efficiency:</b>  | <b>5 pts</b>    |
| Water Efficient Landscaping, Innovative Wastewater Technologies, Water Use Reduction  |                 |
| <b>Energy and Atmosphere:</b>   | <b>28 pts</b>   |
| Fundamental Building Systems Commissioning, Minimum Energy Performance, CFC Reduction in HVAC&R Equipment, Reduce ozone depletion, Optimize Energy Performance, Renewable Energy, Additional Commissioning, Measurement and Verification, Green Power, Distributed Generation   |                 |
| <b>Materials and Resources:</b>   | <b>13 pts</b>   |
| Storage & Collection of Recyclables, Building Reuse, Construction Waste Management, Resource Reuse, Recycled Content, Local/Regional Materials, Rapidly Renewable Materials   |                 |
| <b>Indoor Environmental Quality:</b>  | <b>17 pts</b>   |
| Minimum IAQ Performance, Environmental Tobacco Smoke (ETS) Control, IAQ Monitoring, Increase Ventilation Effectiveness, Construction IAQ Management Plan, Low-Emitting Materials, Indoor Chemical and Pollutant Source Control, Controllability of Systems, Thermal Comfort, Daylight and Views, Acoustic Environment /Noise Control, Facility In-Use IAQ Management Plan |                 |
| <b>Facility Delivery Process:</b>   | <b>7 pts</b>    |
| Holistic Delivery of Facility: Encourage a facility delivery process that actively engages all stakeholders in the design process to deliver a facility that meets all functional requirements while effectively optimizing tradeoffs among sustainability, first costs, life cycle costs and mission requirements  |                 |
| <b>Current Mission:</b>   | <b>6 pts</b>    |
| Design for operation and maintenance. Provide amenities for soldier and workforce productivity and retention  |                 |
| <b>Future Mission:</b>  | <b>4 pts</b>    |
| Assess functional life of facility and supporting systems. Design for adaptation, renewal and future uses   |                 |
| <b>TOTAL</b>  | <b>100 pts</b>  |

### What About SPiRiT Scores?

A SPiRiT Bronze rating is the minimum target score. This score is obtainable with current design/delivery budgets. The further up the scale, the more your project becomes a shining example to the Army and the nation. Installations are encouraged to nominate Army Sustainable Showcase MILCON Projects that can achieve Gold and Platinum ratings .

### SPiRiT Scoring

|        |                       |
|--------|-----------------------|
| 75-100 | ..... SPiRiT Platinum |
| 50-74  | ..... SPiRiT Gold     |
| 35-49  | ..... SPiRiT Silver   |
| 25-34  | ..... SPiRiT Bronze   |

## LOWER ONGOING COST

### Army SDD Certification Policy

Facility owners should insist that USACE Districts or A&E firms score all projects against SPiRiT. The owner should inform OACSIM if the project design Bronze rating is unachievable. Installations are encouraged to strive for Gold ratings and higher.



## ENVIRONMENTALLY RESPONSIBLE

## HEALTHY PLACES TO LIVE AND WORK





# Design, Deliver, Maintain Sustainably...



**Executive Order 13123**  
**Federal Leadership in Energy Management**  
**— DoD develop SDD principles.**

## **SPiRiT Users Say:**

**“This design process offers us an excellent method to provide responsible stewardship of our natural, human and financial resources.”**

**“... these practices are an investment in our future... we can meet today’s need and provide for future generations.”**

**“Glad to see a definitive standard being set.”**



## **For More Information**

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### **For More Details See The ACSIM SDD Websites**

<http://www.hqda.army.mil/acsimweb/fd/linksSDD.htm>

<http://www.cecer.army.mil/sustdesign>

